The scaling of this drawing cannot be assured

Revision		Date	Drn	Ckd
P	Revised tree / shrub planting	12.07.21	ML	JM
Q	Amendments on trees and shrub planting to suit the LPA's comments	19.07.21	DK	JM
R	Amendments on root cells extents	29.07.21	DK	JM

Tree pit, edged with raised kerb, root barrier to edge along path, with short return down sides of pit
Tree pit, edged with raised kerb, root barrier to edge along path, with short return down sides of pit
Trees to be planted within existing shrub bed, reinstate or prelace existing planting and mulch
Tree pit, edged with raised kerb, root barrier to edge along path, with short return down sides of pit
Root barrier laid over top of sewer pipe below bottom of tree pit
Retail 1 - Convenience Store
Retail 2
Retail 3
Retail 4
Retail 5
Plant Room
Refuse Store
Cycle Store
Lobby - Block B
Retail 1 Service Yard
Retail Refuse Yard

LEGEND - Soft Landscape

- Proposed Specimen Shrubs
  Refer to schedules S1 & S2
- Proposed Ornamental Planting Mix
  Refer to schedules S3 & S4
- Proposed Ornamental Shrubs
  Refer to schedules
- Proposed Timber Planter
  PM1 - 750mm x 3000mm
- Indicative Location of Tree Root Barriers
  GreenBlue Urban Reroot 2000 or similar
  1500mm width
  To be laid vertically around edge of tree pits, or horizontally over the top of services below tree pits.
- Proposed Bark Mulch
  50mm depth

Notes:

- Refer to Barton Willmore drawing 26592 L5 Landscape Schedules and Notes.
- Barton Willmore advise that all root cells and proprietary products shall be checked and adapted on Site prior to the installation of the trees and in accordance with manufacturers guidance. An absolute minimum of 1000mm depth from top of kerb to top of root cells shall be kept to ensure sufficient space is provided for the root balls of the trees.

LEGEND

N

- Site Boundary
- P1 Pedestrian Access and Village Square
  240x320x80mm, 240x240x80mm, 240x160x80mm
  Marshalls Tegula, Colour: Pennant Grey
- P2 Areas with Occasional Vehicular Access
  120x160x80mm, 120x120x80mm, 120x80x80mm
  Marshalls Tegula, Colour: Pennant Grey
- P3 Private Gardens
  450x450x50mm Marshalls Conservation Skimmed Concrete Paving, Colour: Heather Grey
- P5 Area with Vehicular Access
  Asphalt
- P6 In-situ Concrete
- P7 Service Layby / Parking Bays
  240x320x80mm, 240x240x80mm, 240x160x80mm
  Marshalls Tegula, Colour: Harvest
- P8 Pavement Adjacent to Fastrack Boulevard
  240x320x80mm, 240x240x80mm, 240x160x80mm
  Marshalls Tegula, Colour: Harvest
- P9 Steps
  Riser 150mm, Going 250mm
  Material: To match adjacent paving
- T1 Tactile Paving - Hazard / Steps
  400x400x50mm
  Marshalls Tactile Hazard Warning, Colour: Buff
- T2 Tactile Paving - Drop Kerb / Crossing
  400x400x50mm
  Marshalls Blister Tactile, Colour: Buff
- S1 Steps to Ramp within Block Paving
  240x320x80mm
  Tread: Marshalls Tegula, Colour: Pennant Grey
  Riser: Black Brick
- K1 Raised Kerb
  145(w)x255(h)x915(l)mm
  Marshalls Conservation, Colour: Silver Grey
- K2 Flush Kerb
  145(w)x145(h)x915(l)mm
  Marshalls Conservation, Colour: Silver Grey
- K3 Drop Kerb
  145(w)x255(h)x915(l)mm
  Marshalls Conservation, Colour: Silver Grey
- W1 Free Standing Walls
  Brick, Colour: Buff (with beige joint) to match built form
  1.0 - 1.5m height
- W2 Retaining Walls
  Brick, Colour: Buff (with beige joint) to match built form
  Min 1.8m height (public facing side)
- W3 Timber Horizontal Hit-and-Miss Fence
  Colour: Black Stained
  1.8m Height
- Obstruction-free Access Area
  White Marker Paint
- Parking Bay Area
  White Marker Paint
- Tree Pit in Paving with Broxap Poplar Tree Guard, with spiked legged fixing option
  Self-binding gravel,
  K2 Kerb edge, showing extent of root cells
- F2 Ground Recessed Uplighters
  Stainless steel
  Refer to engineers' specification
- F3 Street Lighting
  Refer to engineers' specification
- F4 Sheffield Cycle Stands
  Stainless steel; Ground (root) fixed
  Marshalls Ollerton or similar approved
- F5 F6 Protective Bollard
  F5: 2 x Marshalls RS001 - anti-ram raid bollard with 500mm excavation
  F6: 1 x RS001 - surface mounted bollard

PRELIMINARY

Project
Ebbsfleet Commercial Centre
Ebbsfleet

Drawing Title
General Arrangement and Soft Landscape Plan

Date	Scale	Drawn by	Check by
28.04.2017	1:200 @A1 1:400 @A3	ML	GW

Project No	Drawing No	Revision
26592	L1	R

BARTON WILLMORE
Town Planning • Master Planning & Urban Design • Architecture • Landscape Planning & Design • Infrastructure & Environmental Planning • Heritage • Graphic Communication • Communications & Engagement • Development Economics
bartonwillmore.co.uk
Offices at Birmingham Bristol Cambridge Cardiff Ebbsfleet Edinburgh Glasgow Leeds London Manchester Newcastle Reading Southampton

Reproduced from the Ordnance Survey Map with the permission of the Controller of HMSO. Crown Copyright Reserved. Licence No. 100019279.